

095.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,067,700 / 1,067,700

ASSESSED:

1,067,700 / 1,067,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
44		FALMOUTH RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PETERKIN ROBERT S/ TRUSTEE	
Owner 2: PETERKIN FAMILY TRUST	
Owner 3:	
Street 1: P.O. BOX 381328	
Street 2:	
Twn/City: CAMBRIDGE	
St/Prov: MA	Cntry:
Postal: 02238	Own Occ: Y
	Type:

PREVIOUS OWNER	Unit #:
Owner 1: PETERKIN ROBERT S & LOUISE -	
Owner 2: -	
Street 1: P.O. BOX 381328	
Twn/City: CAMBRIDGE	
St/Prov: MA	Cntry:
Postal: 02238	

SALES INFORMATION	TAX DISTRICT	Parcel ID
		095.0-0003-0002.0

PREVIOUS ASSESSMENT	Parcel ID	Notes	Date							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	505,200	5100	13,944.	557,500	1,067,800	1,067,800	Year End Roll	12/18/2019
2019	101	FV	372,600	5100	13,944.	557,500	935,200	935,200	Year End Roll	1/3/2019
2018	101	FV	372,600	5100	13,944.	477,800	855,500	855,500	Year End Roll	12/20/2017
2017	101	FV	372,600	5100	13,944.	446,000	823,700	823,700	Year End Roll	1/3/2017
2016	101	FV	372,600	5100	13,944.	382,300	760,000	760,000	Year End	1/4/2016
2015	101	FV	363,700	5100	13,944.	342,500	711,300	711,300	Year End Roll	12/11/2014
2014	101	FV	363,700	5100	13,944.	317,000	685,800	685,800	Year End Roll	12/16/2013
2013	101	FV	363,700	5100	13,944.	302,200	671,000	671,000		12/13/2012

NOTES	PRINT
	Date Time
	12/10/20 22:24:45
	LAST REV
	Date Time
	06/21/19 10:03:08
	apro
	7805
	ASR Map:
	Fact Dist:
	Reval Dist:
	Year:
	LandReason:
	BldReason:
	CivilDistrict:
	Ratio:

SALE INFORMATION	TAX DISTRICT	PAT ACCT.
		7805

GRANTOR	LEGAL REF	TYPE	DATE	SALE CODE	SALE PRICE	V	TST	VERIF	NOTES
PETERKIN ROBERT	72087-491	1	1/3/2019	Convenience	10	No	No		
STUDLIEN GENE--	22345-502		8/31/1992		312,000	No	No	Y	

NOTES	ACTIVITY INFORMATION
	Date Result By Name
	11/28/2018 Inspected BS Barbara S
	11/14/2018 MEAS&NOTICE CC Chris C
	2/19/2009 Meas/Inspect 189 PATRIOT
	11/8/2000 Hearing N/C 264 PATRIOT
	10/18/1999 Meas/Inspect 263 PATRIOT
	12/1/1981 MS
	Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

PROPERTY FACTORS	BUILDING PERMITS

ITEM	CODE	DESCRIPTION	%	ITEM	CODE	DESCRIPTION
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use	Description	LUC	No of Units	Depth / Price	Unit Type	Land Type
Code	Fact	Fact		Units		
101	One Family		13944	Sq. Ft.	Site	
				0	70.	0.57 4
						Topo
						-5

APPRAISED VALUE	ALT CLASS	%	SPEC LAND	J CODE	FACT	USE VALUE	NOTES
557,488						557,500	

Total AC/HA:	Total SF/SM:	Parcel LUC:	One Family	Prime NB Desc:	ARLINGTON	Total:	557,488	Spl Credit	Total:	557,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.										
Database: AssessPro - FY2021										

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	- Colonial			Full Bath: 2	Rating: Good			BMT NON-FUNC POOR COND SCUTTLE HOLE													
Sty Ht: 2	- 2 Story			A Bath: 1	Rating: Poor			SINK IN BSMT.													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 2 - Clapboard				A HBth:	Rating:																
Sec Wall: %				OthrFix: 1	Rating: Fair																
Roof Struct: 4 - Flat				OTHER FEATURES																	
Roof Cover: 11 - Membrane				Kits: 1	Rating: Good			1st Res Grid Desc: Line 1 # Units: 1													
Color: WHITE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Frl: 1	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: B - Good				CONDOS INFORMATION				Lvl 2													
Year Blt: 1918	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct:	Fact: .			Floor:				Totals RMs: 6 BRs: 3 Baths: 2 HB													
Const Mod:				% Own:				REMODELING				RES BREAKDOWN									
Lump Sum Adj:				Name:				Exterior:				No Unit RMS BRS FL									
INTERIOR INFORMATION				DEPRECIATION				Interior:				1 6 3									
Avg Ht/FL: STD	GD - Good	18.	%	Functional:				Additions:													
Prim Int Wall: 2 - Plaster				Economic:				Kitchen:													
Sec Int Wall: 1 - Drywall	10 %			Special:				Baths:													
Partition: T - Typical				Override:				Plumbing:													
Prim Floors: 3 - Hardwood				CALC SUMMARY				Electric:													
Sec Floors: 4 - Carpet	20 %			Basic \$ / SQ: 125.00				Heating:													
Bsmnt Flr: 12 - Concrete				Size Adj: 1.13431728				General:													
Subfloor:				Const Adj: 0.97786385				Totals													
Bsmnt Gar:				Adj \$ / SQ: 138.651				1 6 3													
Electric: 3 - Typical				Other Features: 107800																	
Insulation: 2 - Typical				Grade Factor: 1.33																	
Int vs Ext: S				NBHD Inf: 1.00000000																	
Heat Fuel: 2 - Gas				NBHD Mod:																	
Heat Type: 5 - Steam				LUC Factor: 1.00																	
# Heat Sys: 1				Adj Total: 620560																	
% Heated: 100	% AC:			Depreciation: 115424																	
Solar HW: NO	Central Vac: NO			Depreciated Total: 505136																	
% Com Wall	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 095.0-0003-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
2	Frame Shed	D	Y	1	8X8	A	AV	1970	0.00	T	39.2	101									
3	Garage	D	Y	1	20X20	A	AV	1918	21.25	T	40	101			5,100		5,100				
More: N	Total Yard Items:	5,100		Total Special Features:			Total:	5,100		IMAGE 											